



5 Acres or thereabouts of Land at , Liddeston, Nr. Milford Haven, SA73 3PZ

£75,000

A rare opportunity to purchase a productive pasture field extending to 5 acres or thereabouts and suitable as a pony paddock or amenity, subject to any necessary planning consents being obtained.

Double gated access off a minor road.

Convenient setting within easy reach of Milford Haven, being located on the edge of the village of Liddeston.

Situation



This parcel of land occupies a convenient setting on the edge of the small village of Liddeston, and within a mile or so of the large town of Milford Haven, which benefits from an extensive range of services and facilities, including a wide range of shops and popular Marina development.

Land in this area is renowned as being early, highly productive pastureland, suitable for grazing, cropping and arable use.

WHAT 3 WORDS: item.drift.walked

Description



A plan of the land is attached for identification purposes only.

The land extends to 5 acres or thereabouts in one enclosure that is level and well fenced, within traditional hedge boundaries. Access is via double gates off the minor road that leads into the village of Liddeston. The double gates open into a cattle handling pen with a further gate opening into the field.

Whilst there is no water connected to the field, we believe that this is located close by and, no doubt, interested parties will make their own enquiries of Dwr Cymru/Welsh Water.

We are advised that there is a water pipeline and oil pipeline crossing the land, and these, no doubt, would be subject to the relevant easements.

Tenure

We understand the land is freehold of tenure and that vacant possession would be available upon completion of any sale. There are no entitlements included with the sale of the land.

Services

There are no services connected to the land.

Local Authority

Pembrokeshire County Council, County Hall, Haverfordwest, Pembrokeshire.

General Remarks.

This is a rare opportunity to acquire a versatile field, all occupying a very convenient setting. The land is currently down to productive pastureland, but, quite possibly, it would be suitable for alternative use, subject to any necessary planning consents being obtained.

OVERAGE CLAUSE

The property is being sold subject to an overage clause on the area of land hatched black on the plan and attached for identification purposes only.

The overage clause will be 40% of the uplift in value of the land above its apportioned sale price if planning consent for residential development is granted on the land for a period of 25 years from

the date of completion of the sale with the cost of obtaining the planning consent being deducted from the uplift. The Overage will be secured by a restriction on the title.

Boundary Plan



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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